

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Story, F. O. Neighborhood Historic District Maricopa County, Arizona

ADDITIONAL DOCUMENTATION APPROVAL

88-000212

Patrick Andrews 4/27/93

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

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1. Name of Property

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historic name F. Q. Story Historic District Amendment (Boundary Increase and Reclassification of Resources)

other names/site number _____

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2. Location

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street & number Portions of F. Q. Story Subdivision not for publication _____
city or town Phoenix vicinity _____
state Arizona code AZ county Maricopa code 013 zip code _____

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3. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (_____ See continuation sheet for additional comments.)

James W. Garrison ASHPD 15 APRIL 1993
Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

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4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register
 See continuation sheet.
☐ determined eligible for the
 National Register
 See continuation sheet.
☐ determined not eligible for the
 National Register
☐ removed from the National Register
☐ other (explain):

Patrick Andrews 4/27/93

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>434</u>	<u>87</u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u> </u>	<u> </u> Total

Number of contributing resources previously listed in the National Register 333

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC/single dwelling Sub: House

Current Functions (Enter categories from instructions)

Cat: DOMESTIC/single dwelling

Sub: House

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7. Description

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Architectural Classification (Enter categories from instructions)

Ranch, Minimal Traditional

Bungalow, Moderne

Tudor, Pueblo, and Spanish Colonial Revival

Materials (Enter categories from instructions)

foundation Concrete

roof Asphalt shingle, wood shake

walls Brick, wood frame

other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A.** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B.** Property is associated with the lives of persons significant in our past.
- ☒ **C.** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D.** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ **A.** owned by a religious institution or used for religious purposes.
- ☐ **B.** removed from its original location.
- ☐ **C.** a birthplace or a grave.
- ☐ **D.** a cemetery.
- ☐ **E.** a reconstructed building, object, or structure.
- ☐ **F.** a commemorative property.
- ☐ **G.** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

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Period of Significance 1938-1942

Significant Dates _____

Significant Person (Complete only if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder _____

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☒ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: _____

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10. Geographical Data

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Acreage of Property 24.6

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>12</u>	<u>398790</u>	<u>3702550</u>	3	<u>12</u>	<u>399040</u>
2	<u>12</u>	<u>399040</u>	<u>3702550</u>	4	<u>12</u>	<u>398790</u>

X See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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11. Form Prepared By

=====

name/title William S. Collins, History Intern

organization Arizona State Historic Preservation Office date 7/17/92

street & number 800 W. Washington, Suite 415 telephone 542-4009

city or town Phoenix state AZ zip code 85007

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Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

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Property Owner

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(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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F. Q. STORY HISTORIC DISTRICT

AMENDMENT TO NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM
PART 7. DESCRIPTION

Summary

This amendment to the F. Q. Story National Register registration form is for a boundary increase and also for a reclassification of contributing and non-contributing resources within the existing historic district boundary. The F. Q. Story Historic District was listed in 1988.

The boundary increase incorporates an additional one hundred-eight (108) houses into the district. [One lot has two houses and another has six houses.] Twenty-three (23) houses are contiguous to the existing boundary at the south and north edges of the district. The majority of the houses included in the boundary increase are to the west of the present boundary. Eighty-five (85) houses will be added by expanding the boundary westward along Culver, Willetta, and Lynwood Streets to 16th Drive and 17th Avenue. Twenty (20) houses will be added by extending the district's southern boundary to include more of the historic development along Roosevelt Street. The northern boundary expansion takes in three (3) additional houses. Inclusion of these streetscapes provides continuity in terms of historic association with the development of the district.

Of the 108 houses included in the boundary increase, seventy-four (74) are classified as contributing resources and thirty-four (34) are classified as non-contributing.

The amendment to the National Register nomination form also reclassifies twenty-seven (27) houses previously classified as non-contributing resources, to contributing. There are 413 houses within the *existing* historic district. The existing nomination classifies 333 houses as contributing resources and

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80 houses as non-contributing resources. This amendment revises the total number of contributing resources within the existing district to 360 (333+27), and the total number of non-contributing resources to 53 (80-27).

With the addition of the 108 houses in the amended boundary increase, the total number of resources classified as contributing is 434 (333+27+74), and the total number of resources classified as non-contributing is 87 (80+34-27).

The amendment to reclassify resources from non-contributing to contributing is based on additional information about the houses in the district. The reclassified resources were determined to be non-contributing in the original nomination due to their age (built after 1938) and their architectural style which was not considered to be relevant to the district's significance. This amendment identifies those houses as exemplary of the residential architecture and style influenced by the late-Depression Era transition away from Craftsman and Period Revival and towards the Ranch Style.

Within the boundary increase area are 32 houses which, although they fit within the architectural and historical context of the original nomination, were not included in the historic district. These properties were not included in the boundary because they were isolated from the major development area of the district. Because the amended boundary takes in nearly all of the F. Q. Story neighborhood, these properties are no longer isolated. They can now be understood in the fuller context of the whole neighborhood's development.

The historic context of the original nomination identifies several significant architectural building styles which characterize the F. Q. Story neighborhood. These include the Craftsman Bungalow and several Period Revival styles such as Spanish Colonial, Mission, Pueblo, Tudor, and English Cottage Revival. The latter years of the neighborhood also saw the introduction of several sub-

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styles of the Ranch and Minimal Traditional Styles. Only the earliest of these types, the vernacular and Transitional Ranch (up to 1938), were considered significant. Residential construction between 1938 and 1942 was dominated by the Ranch and Minimal Traditional Styles. These now have relevance and importance in illustrating the additional historic context amended to the nomination. The classification of this property type is based on function and association with the residential development pattern in Phoenix and the F. Q. Story area during the latter 1930s and early 1940s. The property type can readily be distinguished in terms of style, materials, and workmanship.

AMENDED BOUNDARY-ADDITIONAL PROPERTIES-CONTRIBUTING

The following houses have been added to the F. Q. Story Historic District by amending the boundaries. They are identified as contributing properties:

LOT: 15-8
LOCATION: 729 W. McDowell Rd.
STYLE: Spanish Colonial Revival
DATE: 1926

One-story brick building with concrete foundation. Roof is part gable with Spanish tile and part flat with parapets with rolled roofing. Windows are wood casement and fixed aluminum. Several additions to and alterations of original facade. Masonry wall added very close to face of building.

LOT: 15-9
LOCATION: 733 W. McDowell Rd.
STYLE: Spanish Colonial Revival
DATE: 1928

One-story, stuccoed brick building on a concrete foundation. Roof is a low-pitched gable sheathed with Spanish tile. Windows have wood sash and are double-hung. The garage has been converted to office space and a sensitively designed addition is in the rear.

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LOT: 31-4

LOCATION: 1115 W. McDowell Rd.

STYLE: Ranch

DATE: 1941

One-story, painted brick house with concrete slab and foundation. Roof is low pitch gable with asphalt shingles and exposed rafters. Windows are steel casement.

LOT: 43-22

LOCATION: 1510 W. Lynwood St.

STYLE: Ranch

DATE: 1940

One-story, painted brick and natural brick house with concrete foundations. Roof is low pitch hip with asbestos shingles and overhanging soffit. Windows are steel casement and glass block.

LOT: 43-21

LOCATION: 1514 W. Lynwood St.

STYLE: Ranch

DATE: 1940

One-story, brick house with concrete slab and foundation. Roof is low pitch hip with exposed rafters and Spanish tile. Windows are wood double-hung, 4/4.

LOT: 43-20

LOCATION: 1518 W. Lynwood St.

STYLE: Ranch

DATE: 1940

One-story, stuccoed, brick house with concrete slab and foundation. Roof is low pitch hip with cornice overhang and asphalt shingles. Windows are steel casement.

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LOT: 43-19

LOCATION: 1522 W. Lynwood St.

STYLE: Ranch

DATE: 1940

One-story, Flemish bond brick house with concrete foundation. Roof is low pitch hip with cornice overhang and asphalt shingles. Windows are steel casement. Large central arched window

LOT: 43-18

LOCATION: 1526 W. Lynwood St.

STYLE: Spanish Colonial Revival

DATE: 1932

One-story, painted brick house on a concrete foundation. Roof is flat/low pitched gable with rolled asphalt and Spanish tile sheathing. Windows are wood casement.

LOT: 44-12

LOCATION: 1602 W. Lynwood St.

STYLE: Ranch

DATE: c. 1940

One-story, Flemish bond brick house with concrete slab and foundations. Roof is low pitch hip with cornice overhang and asbestos shingle roofing. Windows are steel casement.

LOT: 44-11

LOCATION: 1606 W. Lynwood St.

STYLE: Spanish Colonial influence

DATE: 1930

One-story, stuccoed brick house on a concrete foundation. Roof has a gable portion, a shed portion, and a flat portion with parapets. Tile projects over the walls.

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LOT: 44-10

LOCATION: 1610 W. Lynwood St.

STYLE: Ranch

DATE: 1937

One-story, painted brick house with concrete slab and foundation. Roof is low pitch hip with wood fascias and asphalt shingles. Windows are steel casement.

LOT: 40-3

LOCATION: 1509 W. Lynwood St.

STYLE: Spanish Colonial Revival

DATE: 1929

One-story, stuccoed brick house on a concrete foundation. Roof is flat with parapets and rolled asphalt sheathing. Clay roofing tile in triangular pattern used as attic vent.

LOT: 40-4

LOCATION: 1513 W. Lynwood St.

STYLE: Ranch

DATE: 1938

One-story, painted brick house with concrete slab and foundation. Roof is low pitch hip with cornice overhang and asphalt shingles. Windows are steel casement.

LOT: 40-5

LOCATION: 1517 W. Lynwood St.

STYLE: Spanish Colonial Revival

DATE: c. 1940

One-story, stuccoed, brick house with concrete slab and foundation. Roof is flat with parapets, with rolled asphalt roofing. Windows are steel casement. Spanish tile applied atop the parapets. An aluminum porch roof has been added over the front porch.

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LOT: 40-6
LOCATION: 1521 W. Lynwood St.
STYLE: Ranch
DATE: 1941

One-story, painted brick house with concrete slab and foundation. Roof is low pitch hip with fascia boards and asbestos shingles. Windows are steel casement.

LOT: 40-7
LOCATION: 1525 W. Lynwood St.
STYLE: Tudor Revival
DATE: 1934

One-story, stuccoed, brick house on a concrete foundation. Roof is high pitched gable with wood shake sheathing. Windows are wood, casement, 8-light.

LOT: 40-8
LOCATION: 1529 W. Lynwood St.
STYLE: Spanish Colonial Revival
DATE: 1934

One-story, painted brick house on a concrete foundation. roof is low pitch, gable, with Spanish tile. Round clay tile attic vents in the gables as decoration. Windows are wood, casement, 8-light.

LOT: 40-9
LOCATION: 1533 W. Lynwood St.
STYLE: Ranch
DATE: c. 1940

One-story, painted brick house with concrete foundation. Roof is low pitch, hip and gable, with cornice overhang and asphalt shingles. Windows are steel casement.

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LOT: 4010

LOCATION: 1537 W. Lynwood St.

STYLE: Spanish Colonial Revival

DATE: 1929

One-story, stuccoed, brick house on a concrete foundation. Spanish tile atop the parapet as ornament. Roof is flat with parapets and rolled asphalt sheathing. Windows are wood, casement, 8-light.

LOT: 40-11

LOCATION: 1541 W. Lynwood St.

STYLE: Ranch

DATE: 1942

One-story, painted brick house with concrete slab and foundation. Roof is low pitch hip with exposed rafters and asphalt shingles. Windows are steel casement. Entry porch.

LOT: 40-12

LOCATION: 1545 W. Lynwood St.

STYLE: Ranch

DATE: 1942

One-story, painted brick house with concrete slab and foundation. Roof is low pitch hip with cornice overhang and asbestos shingles. Windows are steel casement.

LOT: 41-1

LOCATION: 1601 W. Lynwood St.

STYLE: Tudor influence

DATE: 1928

One-story, "jarred" texture stuccoed brick house on a concrete foundation. Roof is medium pitch, gable, Jerkinhead with asphalt shingles. Windows are double-hung, 6/1, 8/1

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LOT: 41-2
LOCATION: 1605 W. Lynwood St.
STYLE: Bungalow
DATE: 1928

One-story, brick house on a concrete foundation with tapered porch columns and latticed gable vents as decoration. Roof is low pitch Jerkinhead with asbestos shingles.

LOT: 41-5
LOCATION: 1617 W. Lynwood St.
STYLE: Ranch
DATE: 1938

One-story brick house sheathed with stucco and aluminum siding. The foundation is concrete. The roof is a low pitch gable with asphalt shingles and exposed rafters. New aluminum sliding windows are in the original openings.

LOT: 41-6
LOCATION: 1621 W. Lynwood St.
STYLE: Spanish Colonial Revival
DATE: 1932

One-story, brick house on a concrete foundation. Wall sheathing uses cream colored brick with red brick coping at the parapet. Roof is flat with parapets and rolled asphalt. Windows are wood, casement, 6-light.

LOT: 40-20
LOCATION: 1518 W. Willetta St.
STYLE: Spanish Colonial Revival
DATE: 1929

One-story, stuccoed, brick house on a concrete foundation with Spanish roof tile applied to front in gable shape as decoration. Roof is flat with parapets and sheathed in rolled asphalt. Aluminum sliding windows.

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LOT: 40-15
LOCATION: 1538 W. Willetta St.
STYLE: Ranch
DATE: 1937

One-story, painted brick house with concrete slab and foundation. Roof is low pitch gable with exposed rafters and wood shake roofing. Windows are steel casement.

LOT: 41-12
LOCATION: 1602 W. Willetta St.
STYLE: Ranch
DATE: c. 1940

One-story, painted brick house with concrete foundation. Roof is low pitch hip with asbestos shingles and exposed rafters. Windows are steel casement.

LOT: 41-11
LOCATION: 1606 W. Willetta St.
STYLE: Period Revival influence
DATE: 1928

One-story, stuccoed, brick house on a concrete foundation. Roof is medium pitch, gable roof with asphalt shingles and cornice overhang. Windows are wood, double-hung, 6/1 and 8/1.

LOT: 41-10
LOCATION: 1610 W. Willetta St.
STYLE: Moderne
DATE: 1940

One-story, stuccoed brick house with curved glass block and cloud motif buttress. Roof is flat with parapets with rolled asphalt.

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LOT: 41-9

LOCATION: 1614 W. Willetta St.

STYLE: Ranch

DATE: 1940

One-story, painted brick house with concrete slab and foundation. Roof is low pitch hip with exposed rafters and wood shingles. Windows are steel casement.

LOT: 41-7

LOCATION: 1622 W. Willetta

STYLE: Ranch

DATE: Ranch

One-story painted, Flemish bond, brick house with a concrete foundation. The roof is low pitch hip with wood fascia and wood shingles. The windows are steel casement.

LOT: 42-1

LOCATION: 1626 W. Willetta St.

STYLE: Ranch

DATE: 1939

One-story, stuccoed brick house with concrete slab and foundation. Roof is low pitch hip with fascia boards and asphalt shingles. Windows are wood, double-hung.

LOT: 42-2

LOCATION: 1630 W. Willetta St.

STYLE: Bungalow

DATE: 1928

One-story, wood shingled, wood frame house on a concrete foundation. Roof is medium pitch gable with asphalt shingles and exposed rafters. Windows are wood, double-hung, 6/6.

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LOT: 42-4

LOCATION: 1642 W. Willetta St.

STYLE: Pueblo Revival

DATE: c. 1930

One-story, stuccoed, wood frame house on a concrete foundation. Roof is flat with parapets with rolled asphalt sheathing. Windows are wood horizontal sliding.

LOT: 42-5

LOCATION: 1646 W. Willetta St.

STYLE: Tudor Revival

DATE: 1930

One-story, painted brick house with concrete foundation. Porch columns are tall and tapered. Roof is high pitch, Jerkinhead sheathed asphalt shingles with exposed rafters. Wood casement windows, 9/light, tartan pattern.

LOT: 37-10

LOCATION: 1537 W. Willetta St.

STYLE: Ranch

DATE: 1941

One-story, painted brick house with concrete slab and foundations. Roof is low pitch gable with exposed rafters and wood shingles. Windows are steel casement.

LOT: 37-11

LOCATION: 1541 W. Willetta St.

STYLE: Ranch

DATE: 1937

One-story, painted brick house with concrete slab and foundation. Roof is low pitch gable with exposed rafters and Spanish tile roofing. Windows are steel casement.

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LOT: 38-1
LOCATION: 1601 W. Willetta St.
STYLE: Ranch
DATE: 1942

One-story, brick house with concrete slab and foundation. Roof is low pitch gable with asbestos shingles and Spanish tile eaves. Windows are steel casement.

LOT: 38-2
LOCATION: 1605 W. Willetta St.
STYLE: Bungalow
DATE: 1929

One-story, stuccoed, brick house on a concrete foundation. Roof is medium pitch gable sheathed with asphalt shingles. Windows are wood double-hung.

LOT: 38-4
LOCATION: 1613 W. Willetta St.
STYLE: Spanish Colonial Revival
DATE: 1930

One-story, stuccoed, brick house on a concrete foundation. Roof is flat with parapets, sheathed with rolled asphalt, Spanish tile.

LOT: 38-6
LOCATION: 1621 W. Willetta St.
STYLE: Bungalow
DATE: 1928

One-story, brick house, painted stucco, on a concrete foundation. Roof is gable, medium pitch with a shed entry sheathed in asphalt shingles. Windows are wood double-hung.

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LOT: 39-4

LOCATION: 1641 W. Willetta St.

STYLE: Ranch

DATE: c. 1941

One-story, painted brick house with concrete foundation. Roof is low pitch gable with asphalt shingles and exposed rafters. Windows are steel casement.

LOT: 39-5

LOCATION: 1645 W. Willetta St.

STYLE: Bungalow

DATE: c. 1929

One-story, wood frame house with clapboard sheathing on a concrete foundation. Roof is a medium pitch, gable with exposed rafters. Windows are wood, 1/1, double-hung.

LOT: 37-17

LOCATION: 1530 W. Culver St.

STYLE: Ranch

DATE: c. 1940

One-story, painted, Flemish bond brick house with concrete slab and foundation. Roof is low pitch hip with exposed rafters and asphalt shingles. Windows are double-hung, wood, 4/4.

LOT: 37-16

LOCATION: 1534 W. Culver St.

STYLE: Ranch

DATE: 1938

One-story, brick house with concrete slab and foundations. The roof is low pitch gable with exposed rafters and asphalt shingles. The windows are obscured by the addition of louvers. The front porch has been screened in.

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LOT: 37-15
LOCATION: 1538 W. Culver St.
STYLE: Ranch
DATE: C. 1940

One-story, brick house with concrete slab and foundation. Roof is low pitch hip/gable with cornice overhang and asphalt shingles. Windows are wood casement, 5-light.

LOT: 37-14
LOCATION: 1542 W. Culver St.
STYLE: Ranch
DATE: c. 1940

One-story, brick house with concrete slab and foundation. Roof is low pitch hip with exposed rafters and asphalt shingles. Windows are wood casement, 4-light.

LOT: 37-13
LOCATION: 1546 W. Culver St.
STYLE: Ranch
DATE: c. 1940

One-story, painted, Flemish bond brick house with concrete slab and foundation. Roof is low pitch hip with exposed rafters and asphalt shingle roofing. Windows are steel casement.

LOT: 38-10
LOCATION: 1610 W. Culver St.
STYLE: Bungalow
DATE: 1929

One-story, brick house with concrete foundation. Roof is medium pitch, gable with asphalt shingles and exposed rafters. Windows are wood, 1/1, double-hung. Diamond-shaped gable vent.

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LOT: 38-7

LOCATION: 1622 W. Culver St.

STYLE: Ranch

DATE: 1940

One-story, brick house with concrete slab and foundation. Roof is low pitch hip with cornice overhand and asphalt shingles. Windows are steel casement.

LOT: 39-9

LOCATION: 1638 W. Culver St.

STYLE: 1929

DATE: Bungalow

One-story, fired brick house on a concrete foundation. Columns are ornamented with polychrome brick. Roof is medium pitch gable with asphalt shingles and exposed rafters. Windows are wood, double-hung, 1/1.

LOT: 39-8

LOCATION: 1642 W. Culver St.

STYLE: Spanish Colonial Revival

DATE: 1929

One-story, brick house, stuccoed, on a concrete foundation. Roof is flat with parapets and sheathed with rolled asphalt and Spanish tile. Windows are wood, double-hung, 1/1.

LOT: 39-7

LOCATION: 1646 W. Culver

STYLE: Spanish Colonial Revival

DATE: 1929

One-story, stuccoed, brick building on a concrete foundation. The roof is flat with parapets. The porch roof is shed sheathed with Spanish tile. Windows are wood sash, double-hung. The heavy-textured stucco is recent.

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LOT: 34-6

LOCATION: 1545 W. Culver St.

STYLE: Neo-Classical influence

DATE: 1940

One-story, brick house with concrete slab and foundations. Roof is low pitch gable with cornice overhang and asbestos shingle roofing. Windows are wood, double-hung, 1/1, with segmental arched heads.

LOT: 35-1

LOCATION: 1601 W. Culver St.

STYLE: Vernacular Ranch

DATE: 1932

Wall sheathing is stucco on brick; concrete foundation. Medium pitch, gable roof covered with asphalt shingles.

LOT: 35-2

LOCATION: 1605 W. Culver St.

STYLE: Ranch

DATE: 1939

One-story, Flemish bond, brick house with a concrete foundation. The roof is low pitch hip with Spanish tile and cornice overhang. The windows are steel casement.

LOT: 35-3

LOCATION: 1609 W. Culver St.

STYLE: Ranch

DATE: 1940

One-story, painted, Flemish bond brick house with concrete slab and foundation. Roof is low pitch hip with wood shingles cornice overhang. Windows are steel casement.

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LOT: 35-4

LOCATION: 1613 W. Culver St.

STYLE: Ranch

DATE: 1940

One-story, brick house with concrete slab and foundation. Low pitch gable roof with asphalt shingles and exposed rafters. Windows are steel casement.

LOT: 35-6

LOCATION: 1621 W. Culver St.

STYLE: Vernacular Ranch

DATE: 1930

One-story with stucco on concrete construction. Low pitched, gable roof with exposed rafters eaves. New aluminum sliding windows and security bars.

LOT: 17-21

LOCATION: 1110 W. Roosevelt St.

STYLE: Minimal Traditional

DATE: 1940

One-story, wood frame house with clapboard siding and concrete slab and foundation. Roof is medium pitch gable with cornice overhang and wood shingle roofing. Windows are wood, double-hung 4/1 pattern. Carport cover added.

LOT: 17-18

LOCATION: 1122 W. Roosevelt St.

STYLE: Ranch

DATE: c. 1940

Two matching one-story, painted, brick houses with concrete slabs and foundations. Roofs are low pitch, hipped, with exposed rafters and wood shingle roofing. Windows are steel casement.

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LOT: 17-17

LOCATION: 1202 W. Roosevelt St.

STYLE: Ranch

DATE: 1940

One-story, painted, brick house with concrete slab and foundation. Roof is low pitch, hipped, with cornice overhang and wood shingles roofing. Windows are steel casement.

LOT: 17-15

LOCATION: 1210 W. Roosevelt St.

STYLE: Ranch

DATE: 1940

Group of six one-story painted Flemish bond brick swelling units with concrete slabs and foundations. Roofs are low pitch hipped, with exposed rafters and wood shingle roof. Windows are steel casement. Central entry.

LOT: 18-24

LOCATION: 1302 W. Roosevelt St.

STYLE: Minimal Traditional

DATE: 1941

One-story, wood frame house with clapboard siding, concrete slab and foundations. Roof is medium pitched gable, with cornice overhang and asphalt shingle roofing. Windows are wood casement and 6/6 double-hung.

LOT: 18-23

LOCATION: 1306 W. Roosevelt St.

STYLE: Minimal Traditional

DATE: 1940

One-story, wood frame house with clapboard siding and concrete slab and foundations. Roof is medium pitch gable, with asphalt shingles and cornice overhang. Windows are double-hung, wood, 4/4 and 3/3.

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LOT: 18-22

LOCATION: 1310 W. Roosevelt St.

STYLE: Minimal Traditional

DATE: c. 1940

One-story, stuccoed, brick house with concrete slabs and foundations. Roof is medium pitch, with cornice overhang and wood shingle roofing. Windows are wood casement and double-hung. Metal roof added over front porch slab.

LOT: 18-21

LOCATION: 1314 W. Roosevelt St.

STYLE: Minimal Traditional

DATE: 1940

One-story, wood frame house with clapboard siding, concrete slab and foundation. Roof is medium pitch, gable. Windows are wood, double-hung. Security bars added to windows.

**Current District Boundary - Reclassification of Resources -
Contributing**

The following 27 properties are within the current historic district boundaries and are reclassified from non-contributing to contributing.

LOT: 29-8

LOCATION: 1129 W. Lynwood

STYLE: Minimal Traditional

DATE: 1938

One-story, painted, brick house with 50' x 35' dimensions. The medium pitch gable roof has asphalt shingles. The front gable is clapboard. Windows are wood, casement and double-hung. There is a matching garage.

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LOT: 29-9
LOCATION: 1133 W. Lynwood
STYLE: Minimal Traditional
DATE: 1938

A one-story, painted brick house on a concrete foundation with 50' x 40' dimensions. Roof is low pitch gable with asphalt shingles. Windows are steel casement.

LOT: 29-10
LOCATION: 1137 W. Lynwood
STYLE: Ranch
DATE: 1938

One-story, stuccoed, brick house on a concrete foundation. Medium pitch gable roof with asphalt shingles and exposed rafters. Windows are wood, casement. The primary front window has a 3-point arched fan patterned transom.

LOT: 29-11
LOCATION: 1141 W. Lynwood
STYLE: Ranch
DATE: 1938

One-story, stuccoed, brick house on a concrete foundation. Medium pitch gable roof with asphalt shingles and exposed rafters. Windows are steel casement. There is a central entry and terrace.

LOT: 29-12
LOCATION: 1145 W. Lynwood
STYLE: Ranch
DATE: 1938

A one-story, stuccoed, brick house with concrete slab and foundations. Roof is low pitch gable with cornice overhang and asphalt shingle. Windows are 3-light wood, casement.

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LOT: 30-2
LOCATION: 1305 W. Lynwood
STYLE: Minimal Traditional
DATE: 1938

A one-story, painted brick house with concrete slab and foundation. Roof is low pitch gable with cornice overhang and asphalt shingles. Windows are steel casement.

LOT: 13-14
LOCATION: 726 W. Willetta
STYLE: Ranch
DATE: 1940

A one-story, painted brick house with concrete slab and foundations. Roof is low pitched, hipped with wood shingles and overhanging soffit. Windows are steel casement.

LOT: 14-12
LOCATION: 926 W. Willetta
STYLE: Ranch
DATE: 1940

A one-story, painted brick house with concrete slab and foundation. Roof is low pitch, gable/hip, with asbestos shingles and exposed rafters. Windows are double-hung wood. There is an entry porch. Security bars have been added.

LOT: 29-18
LOCATION: 1126 W. Willetta
STYLE: Ranch
DATE: ca. 1940

A one-story, painted brick house with concrete slab and foundations. Roof is low pitch, gable with cornice overhang and asbestos shingles. Windows are steel casement. There is an entry porch.

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LOT: 29-16
LOCATION: 1134 W. Willetta
STYLE: Ranch
DATE: 1938

A one-story, painted brick house with concrete slab and foundations. Roof is low pitch gable with cornice overhang and wood shingle. Windows are steel casement.

LOT: 12-1
LOCATION: 901 W. Willetta
STYLE: Ranch
DATE: 1940

A one-story, Flemish bond brick house with concrete foundation. Roof is low pitch hip with cornice overhang and asphalt shingles. Windows are steel casement. There is an entry porch.

LOT: 12-9
LOCATION: 933 W. Willetta
STYLE: Ranch
DATE: 1941

A one-story, brick house with concrete slab and foundations. Roof is low-pitch, hipped with asphalt shingles and eaves with fascia. Windows are 4-light, wood, casement.

LOT: 27-2
LOCATION: 1105 W. Willetta
STYLE: Ranch
DATE: 1938

A one-story, brick house with concrete slab and foundations. Roof is low pitch, gable with exposed rafters and asphalt shingles. Windows are steel casement.

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LOT: 27-3

LOCATION: 1109 W. Willetta

STYLE: Ranch

DATE: 1930

A one-story, painted brick house with concrete slab and foundations. Roof is low pitch, hip with cornice overhang and wood shingle roofing. Windows are steel casement. There is an entry porch.

LOT: 27-12

LOCATION: 1145 W. Willetta

STYLE: Ranch

DATE: 1936

A one-story, brick house with concrete slab and foundations. Roof is a low pitch hip with exposed rafters and asphalt shingle roofing. Windows are wood, double-hung. Small octagonal window at front wall.

LOT: 28-4

LOCATION: 1313 W. Willetta

STYLE: Ranch

DATE: ca. 1940

A one-story, common brick house with medium pitched gable roof sheathed with asphalt shingles. Windows are steel casement. There is a veranda porch.

LOT: 37-8

LOCATION: 1529 W. Willetta St.

STYLE: Ranch

DATE: 1942

One-story, painted brick house with a concrete foundation. The roof is low pitch, hip with cornice overhang and asphalt shingles. The windows are wood, double-hung, 6/1 sash.

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LOT: 10-9

LOCATION: 933 W. Culver

STYLE: Ranch

DATE: 1940

A one-story, brick house. Roof is low pitch, hipped with asphalt shingles and cornice overhang. Windows are wood, double-hung, 4/4. There is a central entry with porch and a garage.

LOT: 26-8

LOCATION: 1329 W. Culver

STYLE: Ranch

DATE: 1938

A one-story, fired brick house in good condition. Roof is hip with wood shake sheathing. A porch trellis, railing and roof has been added.

LOT: 37-22

LOCATION: 1510 W. Culver

STYLE: Ranch

DATE: 1937

A one-story, painted brick house with concrete slab and foundations. The roof is low pitch gable with exposed rafters and asphalt shingles. Windows are steel casement.

LOT: 37-19

LOCATION: 1522 W. Culver

STYLE: Ranch

DATE: 1937

A one-story, painted brick house with a concrete slab and foundation. The roof is low pitch, gable with exposed rafters and asphalt shingles. The windows are steel casement.

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LOT: 8 - 6

LOCATION: 926 W. Moreland

STYLE: Ranch

DATE: ca. 1940

A one-story, painted brick house with concrete foundation, low pitch hip roof with asphalt shingles and exposed rafters, steel casement windows, and central entry porch. Iron work arch supports entry canopy. A wood car cover has been added.

LOT: 4 - 11

LOCATION: 938 W. Portland

STYLE: Ranch

DATE: 1942

A one-story, painted brick house with concrete foundation. Low pitch hipped roof with asphalt shingles and cornice overhang. Windows are steel casement. There is a central entry porch. Awnings and car cover have been added.

LOT: 1 - 8

LOCATION: 729 W. Portland

STYLE: Ranch

DATE: 1939

A one-story, painted brick house with concrete foundation. roof is hip with wood shingles. Windows are steel casement. There is an entry porch and matching garage.

LOT: 17 - 2

LOCATION: 1105 W. Portland

STYLE: Ranch

DATE: 1940

A one-story, painted brick house with a low pitch, hip roof with wood shingles and cornice eaves. Windows are steel casement. There is a wood panel door at the entry porch and a matching garage.

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LOT: 17-3

LOCATION: 1109 W. Portland

STYLE: Ranch

DATE: 1940

A one-story, brick house with low pitch, gabled roof with asphalt shingles and exposed rafters. Windows are steel casement. There is a veranda. The paint has been partially removed from the brick.

The following property was identified as being built ca. 1940 in the original Story Historic Resource Survey. Recent research has revealed that the property was actually constructed in 1931.

LOT: 2-7

LOCATION: 925 W. Portland

STYLE: Spanish Colonial Revival

DATE: 1931

A one-story, stuccoed, brick house with concrete foundations. Spanish tile gable/hip roof with exposed rafters. Windows are steel casement. There is a central entry.

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F. Q. STORY HISTORIC DISTRICT

AMENDMENT TO NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

PART 8. STATEMENT OF SIGNIFICANCE

Summary

This amendment to the F. Q. Story Historic District National Register registration form is for a boundary increase to include 74 additional contributing resources, and for a reclassification of 27 resources within the existing district from non-contributing to contributing.

The boundary increase and reclassification is based on new areas of significance related to two historic contexts:

"The Influence of Public Planning and Housing Policy on Residential Development in Phoenix, 1935 to 1942"

"Domestic Architectural Design Inspired by the Federal Housing Programs of the Depression-Era, 1935 to 1942"

Both contexts were developed by Jim Woodward of Janus Associates for the Willo Historic District National Register Nomination (listed 1991). The same context was used for an amendment to the Encanto-Palmcroft Historic District (1992). The contexts discussed in this amendment are based largely on those aspects of the two above contexts that also apply to the historic development of the F. Q. Story neighborhood.

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HISTORIC CONTEXT:

The Influence of Public Planning and Housing Policy on Residential
Development in Phoenix, 1935 to 1942

Summary

Early twentieth century urban history was greatly influenced by the growth of public planning and housing policy. Increased government intervention in the housing industry influenced the shape of subdivisions and the design and construction of houses. During that time, the pattern of events and activities at the national, state, and local levels which affected Phoenix' residential development included the City Planning Movement, nationwide promotion of zoning regulations, establishment of Arizona's first zoning enabling legislation, local promotion of comprehensive planning, and creation of Phoenix' first planning and zoning commission. Organizations like Better Homes in America, the National Real Estate Board and the President's Commission on Home Ownership influenced the creation of national public housing policy. The nation's first federal policies on housing standards and home ownership were part of New Deal economic recovery programs, specifically, the Federal Housing Administration and the Home Owner's Loan Corporation. Phoenix' urban and suburban character were shaped by the array of public policies and programs that emerged during the 1920s and 1930s. Residential development within the F. Q. Story neighborhood clearly illustrates the effects of those policies.

The Advent of Zoning in Phoenix

Beginning in the second decade of the twentieth century, urban reformers came to believe that economic stability and the future success of America's cities depended on an orderly development of urban areas. The importance of regulating growth was especially visible in the southwestern U. S., where an expanding population had produced a major real estate boom and subsequent phenomenal growth in suburban residential areas.

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The movement to establish land use zoning as a means of promoting orderly growth began in the industrialized cities of the east and Midwest. Initially growing from the need to protect public health and welfare, planning and zoning policies became, for some, a "necessary act of salvation" to curb indiscriminate building that resulted in inappropriate mixes of residential, commercial, and industrial uses.

While those issues were important to the expanding cities of the southwest, the additional consequence that zoning "tends to stabilize real estate values, promote orderly building and enhance beauty" was even more important. Because regulating land use was an effective means of stabilizing and enhancing property values, the real estate industry became one of the most vocal proponents of zoning policy. By the mid-1920s the National Association of Real Estate Boards was "taking an active part in the framing of zoning and planning laws to conserve the real estate values of their communities." Subdivision developers and other real estate interests had been concerned about unabated and inappropriate land use and its effects on the value of property they promoted or controlled for several decades. Prior to zoning laws, the only direct means the industry had to regulate use was in the form of deed restrictions, particularly for residential property. Such restrictions provided some assurance to prospective buyers that their property would not be adversely affected by inappropriate development, at least within their own neighborhood. Typical residential deed restrictions dealt with a minimum construction value for the home, building setbacks, height, number of dwelling units per lot, and the race of the property owner.

However, subdivision developers had little control over adjacent development restrictions or existing developments that had no stringent deed restrictions. The uniformity in land use that zoning ordinances provided and the fact that they were regulated by a municipality and not a private developer, led the way to a greater confidence by the real estate industry in the marketability of subdivisions and to an increase in development activity.

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The success of the zoning and planning movement nationwide can be seen in the rapid increase in local zoning ordinances during the 1920s. The first zoning ordinance was adopted by New York City in 1920. In 1921, 48 cities--containing 11 million people--had zoning ordinances in place. Of the 287 cities in the U. S. with a population between 25,000 and 100,000, half had zoning ordinances by the end of 1926. By June 1930, it was reported that "500 progressive cities in the country . . . have . . . effective zoning as a result of the nationwide movement."

In Phoenix, the first policies and programs in the area of city planning and its "newest science, city zoning," began in 1920. That year the City Commissioners retained the Chicago firm of Bennett and Parsons to prepare a city plan and make recommendations for land use, roadways and park sites. The plan, prepared by city planner H. T. Frost, was exemplary of the City Beautiful Movement of that period. Although the plan was adopted, it was never fully realized. It did, however, bring city fathers and Phoenix citizens in touch with modern planning concepts that dealt with the automobile and orderly growth through zoning.

The major impact of Phoenix' initial plan of its future was the recommendation that a "city plan commission" be created. In 1921, the City Commissioners appointed a City Planning Commission. The commission was charged with formulating a workable general plan for the city's orderly growth, and was responsible for reviewing and approving new subdivision plats within the city limits. The F. Q. Story subdivision was among those reviewed and approved by the City Planning Commission.

Because zoning was "the corner stone for effective city planning," the commission also began investigating land use regulation through the use of police power. The Commission's efforts to create and adopt a zoning ordinance began in earnest in 1925 when the state legislature passed Arizona's first Zoning Enabling Act. Spearheading the movement for a local zoning ordinance was William G. Hartranft, chairman of the Phoenix Planning

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Commission, and an avid supporter of progressive city development. A retired cement products manufacturer, Hartranft was one of the promoters of the Kenilworth and Palmcroft residential subdivisions and resided for some 20 years in the North Chelsea Place subdivision on Central Avenue. Referred to as the "father of Phoenix parks development," he was largely responsible for the major city parks expansion program of the 1930s, including the creation of Encanto Park, and served as Chairman of the Phoenix Parks and Recreation Commission.

Hartranft served as chairman of the Phoenix Planning Commission from 1921 to 1941 and provided the guidance and continuity necessarily for the success of the city's early planning and zoning efforts. In 1926, he noted that Phoenix was growing at a rate that would double its population in five to seven years and lamented that "few cities the size of Phoenix remain unzoned." In his campaign for zoning, Hartranft appealed to the real estate interests, focusing particularly on the benefits that zoning would have on property values and the marketability of real estate. He argued that zoning laws were necessary if Phoenix were to compete with the West Coast cities. He noted that at the end of 1926 there were 47 cities in California that had enacted zoning ordinances and by comparison, "there is only one town zoned in Arizona--Chandler." Phoenix was competing with California for the "same class of citizens as settlers, and must zone in order to get them." Unlike Arizona, California was "quick to recognize the value of zoning" as a drawing card for East Coast investors and settlers" who desired beautiful surroundings and orderly growth to protect their investments. "California is many laps ahead," he argued. "Until we zone, we are heavily handicapped."

The Phoenix Planning Commission began formulating a specific General Plan and zone ordinance in early 1928, and by June 1930, the city's first zoning ordinance and detailed zoning map were adopted by the City Commissioners.

In the latter half of the 1930s, development activity in Phoenix increased with the resurging local and national economy. The F. Q. Story area, as with

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most subdivisions dating to the 1920s, was a prime location for "infill" development during that period. That second phase of development also brought with it a changing demand in housing markets which included increased residential densities in the central Phoenix areas as well as the need for increased neighborhood commercial uses along major roadways. The original 1930 zoning plan anticipated neither of these factors. In addition, the city's boundaries had been expanded in the intervening years, requiring zoning of those previously unincorporated areas. The city's northern boundary now extended north to Thomas road from roughly 15th Avenue east to 7th Street.

Private Sector and Federal Government Influence on Housing Policy

Other movements that were aimed toward influencing some national or local policy regarding the improvement of housing, suburban planning and the ideal of home ownership flourished during the 1920s. While no full-blown national housing policy was established during this period, developers, builders, architects and other groups in the construction and real estate industries made substantial contributions in laying the groundwork for long-range Federal housing policy. Many of the programs undertaken, primarily in a promotional or educational vein, resulted in the maturation of what would become established practices for the home-building industry, beginning in the 1930s and continuing to the present.

Clearly, the first step toward increased marketing in the residential construction industry was increased "education" of the general public about home ownership. Efforts by developers and realtors to increase home buying nationwide came to a peak in the mid-1920s simultaneously with the national economic boom.

The National Association of Real Estate Boards, along with local member real estate boards throughout the country began a well-orchestrated effort to encourage home ownership in the mid-1920s. In cooperation with the

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American Construction Council, plans were formulated to erect "model homes" in several cities in the country to educate the public "in the value of good construction."

During 1926, more than fifty local real estate boards participated to some degree in this home ownership campaign. Most boards sponsored "home shows" and home ownership expositions, featuring permanent model homes, home industry exhibits, and films dealing with the advantages of home ownership.

An organization geared more toward the idea of influencing some national policy regarding housing issues was the Better Homes in America movement. Founded in 1922 by Mrs. William Brown Meloney, Better Homes in America was principally a national educational movement that emphasized the relationship between good homes and living conditions, and family values. Its purpose was to encourage the construction of sound, attractive, and economical single family homes, and to boost home ownership, particularly for families of moderate means. The movement linked the importance of wholesome home life, family cultural activities, and "character building in the home" to the need for better solutions to the housing problem in general.

To carry out its purposes, the organization sponsored annual Better Homes campaigns directed toward educating local communities in aspects of better housing standards and better home life. In 1925, two thousand cities, including Phoenix, took part in the Better Homes Campaign. The success of the movement was its widespread education of the public at the local level in the areas of modern home construction, home furnishing, labor saving household devices, and the advantages of home ownership for families of modest incomes. The movement also demonstrated the value of utilizing model homes as a educational as well as marketing too.

Phoenix' first "model home" was constructed in the fall of 1924 as a direct result of these national movements. The concept of a model, or

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demonstration home, was noted in local accounts as being "widely known in the east as a means of educating the public to more efficient and economical equipment and appointment of homes."

Unlike the fairly common builder's speculative houses that would be open for inspection to prospective home buyers once completed, the model home was almost purely demonstrative in concept. It was fully furnished and appointed with the latest modern devices for home-making and convenient living. Business representatives were on hand during the open house to demonstrate the products, all of which could be purchased locally.

The Phoenix model home was built at 2405 North Central. Although no longer existing, the building marked the beginning of an important trend in the housing industry. The use of model homes as a means of marketing in the real estate industry would grow in popularity in the 1920s and become a common practice by the late 1940s.

The federal government became active in housing policy in the 1920s, primarily as the result of an acute housing shortage following World War I. A select committee of the U. S. Senate was appointed in 1920 to investigate and make recommendations necessary "to stimulate and foster the development of construction work in all its forms." The Committee's recommendations steered away from any direct federal government involvement in housing, and advised that solutions to the housing shortage should come through private business. As a result of the study, however, the first federal agency dealing with the broad issue of housing, the Division of Building and Housing, was established in the Department of Commerce.

As the 1920s progressed and the immediacy of the housing shortage was addressed (largely by state initiative), the need for some long-term federal housing policy grew increasingly important. In 1931 a national conference was held dealing with all of the most pressing aspects of the national

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housing problem. "The President's Conference on Home Building and Home Ownership" set the framework for many of the housing policies that were to evolve during the Great Depression.

A key theme of the conference and the resultant recommendations of its various committees was that the ideal of individual home ownership should be a major goal of the country. In his statement at the opening meeting President Hoover remarked that "the sentiment for home ownership is so embedded in the American heart that millions of people who dwell in tenements, apartments and rented rows of solid brick have the aspiration for wider opportunity in ownership of their own homes."

Some of the recommendations to come from the Home Building Conference which later would influence federal housing policy, included the replacement of the short-term amortized mortgage, assisting private enterprise with government aid in solving the low-income family housing problems in blighted areas, and reduction in house building costs through encouraging large-scale residential development.

The New Deal and the Resurgence of Construction in the 1930s

The decade of the 1930s was the most significant period of growth in Phoenix' pre-World War II history. Beginning with the Great Depression and ending with the economy-strengthening federal programs of the New Deal years, the decade witnessed a sharp rise in growth and related construction activity. The neighborhoods and subdivisions in north central Phoenix developed to their maturity during that period. The F. Q. Story Historic District provides a good illustration of that aspect of the evolution of Phoenix' 20th century urban character.

The worst years of the local economic depression, 1931 through 1935, are reflected in the virtual standstill in real estate development and construction in Phoenix. Annual residential construction permits during that

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period dropped to all-time lows. An average of about 6% of the available lots in existing residential subdivisions were being built upon during that period, compared with an average of 40% in the four years prior to 1941. The creation of new subdivisions, or the re-platting of existing tracts during the first half of the 1930s was virtually nonexistent.

From 1933 through 1941, Arizona's strong congressional delegation, led by Senator Carl Hayden, facilitated huge expenditures of public money from the New Deal federal agencies, particularly the Works Progress Administration (WPA) and the Public Works Administration (PWA). In addition to highways and bridges, the federal government sponsored the construction of schools, utilities, government buildings, parks, playgrounds and recreational facilities in Phoenix. By 1935 the federal government was the largest employer in Maricopa County and, by 1937, was pouring more than \$10 million annually into the local economy.

New Deal legislation in the fields of banking and construction eventually spurred activity in housing development so that, by 1940, construction was moving at the "fastest pace ever, exceeding the boom days prior to 1930." By 1941, the value of construction in the Phoenix urban area was exceeding \$4 million annually.

Development of new subdivisions reflected the valley's growing post-Depression economy. Between 1936 and 1941, over 50 new subdivisions were filed in Phoenix and the vicinity. Aside from the development of new subdivisions during the late 1930s, the number of new homes constructed on vacant lots in earlier subdivisions, like F. Q. Story, is a telling indication of the scope of the post-Depression boom.

The National Housing Act and the FHA

The housing policies and programs of the federal government in the 1930s were clearly the most influential factors affecting residential development

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in Phoenix and across the nation during the Great Depression. The New Deal years of the Roosevelt Administration marked the beginning of the federal government's full-fledged participation in the provision and improvement of housing nationwide. The federal housing policies that evolved during the Depression years were based on three major principles. First, a recognition that housing was a problem of national concern; second, an acceptance of the idea of individual home ownership as a major goal of federal housing policy; and third, an emphasis upon mortgage finance terms and mortgage institutions as means to wider home ownership.

The vehicle for accomplishing most of those tools was the National Housing Act of 1934. One of the important pieces of legislation to emerge from Roosevelt's first 100 days, the National housing Act created a surge in the housing market which aided the economic recovery of the last half of the 1930s. The purpose of the National Housing Act was to "improve nationwide housing standards, provide employment and stimulated industry, improve conditions with respect to home mortgage financing, and to realize a greater degree of stability in residential construction." The Act created the Federal Housing Administration (FHA) which was to stimulate new construction through increased mortgage lending by private institutions. To accomplish this, the FHA insured private lenders against loss on new mortgage loans, thus making lending relatively risk free. In return, FHA required that housing built with insured loans meet certain design and construction standards, and that the borrower be allowed to repay the loan over a long period with fixed, affordable monthly payments.

Those two primary elements of the FHA program--better construction standards and simpler financing--were the factors that led to the sharply increased volume of housing-related business from 1935 through 1941. In 1934 there were only 62,000 new house construction starts nationwide, compared with 347,000 during 1938. By the end of 1940, 8,329 lending institutions across the nation were holding FHA insured mortgages. That year, the federal government reported about 500 new house construction

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starts daily under FHA financing. At the outbreak of WWII, almost \$4 billion in home and property improvement financing had been underwritten by the FHA, representing 500,000 new homes.

Building activity in Phoenix during that same period followed a pattern similar to the nationwide trend. During the first half of 1934, probably the low point in the local economic depression, building permits issued valued only \$53,000. For the same period in 1936, Phoenix area building permits totaled \$469,000. Of the total number of homes built in Phoenix by June 1936, 67% were financed by FHA insured mortgages. From January 1935, when the FHA program was initiated in Arizona, up to the end of 1939, the FHA had accepted 2,100 new construction mortgages statewide with a total value of \$8.3 million. The impressive statistics, according to Arizona FHA director Thomas J. Elliott, reflected "a return to prosperity under the stimulus of the FHA's better housing program."

In an effort to boost public awareness of FHA mortgage financing and to show future home-owners the advantages of the program, the FHA, local lending institutions, and building contractors sponsored the construction of three "demonstration houses" in central Phoenix neighborhoods. The houses, built in the summer and fall of 1936, were constructed for private owners but opened for public inspection to demonstrate the "ultra-modern dwellings achieved through FHA financing." Each home was built in a different price category to show the range of design standards and financing possibilities. The smallest cost less than \$4,000, the mid-size house in the \$5,000-6,000 range, and the largest in the \$7,500-10,000 range.

An important concept to emerge from the FHA program involved promoting uniformity in neighborhood design and residential styles with the view that such uniformity would stabilize real estate values in the future. The concept was a dramatic departure from the manner in which subdivisions were developed in Phoenix during the boom years of the 1920s. It also had a

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significant effect on the character of new residential areas and set the precedent for how subdivisions would be designed, marketed and built for the next four decades.

The concept was that streetscapes should present an appearance of uniformity and sense of continuity in design, related directly to the ability to successfully market new subdivisions, infill development in older subdivisions, and to protect real estate values in the long term. Federal housing administrators argued that "a developer's success in the long run must depend upon the character of the neighborhood he creates . . ." and that the successful developer ". . . is more than a subdivider of land; he is a builder of communities."

The FHA had also prepared a number of publications aimed at home designer, builders and developers which explained the basic principals it promoted. "Planning Neighborhoods for Small Houses" and "Principles of Planning Small Homes" were two publications issued as technical bulletins by the FHA in 1936. These further promoted and solidified uniformity in house design and stylistic treatment.

The influence of the FHA program on the Depression-era growth of the housing industry in Phoenix is well illustrated by the historic resources of the F. Q. Story Historic District. More than 86 of the historic residential building were constructed between 1936 and 1942. They illustrate how the initial housing policies of the federal government led to sweeping changes in house design, construction standards, subdivision planning, and the overall character of Phoenix' 20th century urban environment.

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Historic Context:

Domestic Architectural Design Inspired by the Federal Housing Programs of the Depression-Era, 1935 to 1942

The movement away from the heavily romanticized Period Revival styles of the 1920s to a more simplified and more uniform reference to period architecture began during the New Deal years. Houses constructed during the decade of the 1930s conformed largely to a few standardized house forms manipulated slightly in roof, window, and door treatment to convey some period image. This somewhat dramatic shift in domestic architectural design can be attributed to a great extent to the programs of the FHA. The minimum materials and construction standards required by the FHA for insured mortgages for new construction played an important role in how houses were designed and built. In addition, the FHA openly supported more uniformity in style for new subdivisions in order to enhance future property values.

By reducing the range of house plans and styles, local builders and developers could build large-scale housing projects more economically. By 1942, much of the moderate size new house construction in Phoenix was being undertaken by builders who were developing small subdivisions with a limited palate of materials, house plans and stylistic choices.

While the builders still referred to house designs by some name recalling a period style, they also stressed that the homes were of "modern design." The evolution of residential styles to the modern architecture of the post-war boom years has its roots in the housing built during the Great Depression. In fact, the decade of the 1930s saw the advent of the modern tract house, both in terms of its design and in its context of subdivision planning. Two most commonly used stylistic references for house design, built locally between 1935 and 1942, were the "Monterey Style" and the "French Provincial Style."

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The terms "Minimal Traditional Style" and "Ranch Style" take in the range of styles representing some period image, taking in elements of Monterey and French Provincial. These Minimal Traditional and Ranch styles were used on over 170 houses, representing nearly a third of the F. Q. Story neighborhood.

The Monterey style house of the 1930s was the precursor to the modern Ranch Style house and finds its roots in the "California Rancho" residences. The local interpretation of the style was a simplified version of the Eclectic Monterey Style house seen throughout northern California. The two-story houses of that region were typified by a single low-pitched gable roof, sometimes with an offset ell, a second story balcony, often cantilevered, and casement windows, almost always articulated with false shutters.

In the local, more standardized variations, the style is recognized by its single-story facade presented to the street as a long mass covered with a gabled roof with exposed rafters and often terminated at one end with a cross-gabled ell. A veranda supported by plain or turned wood posts was usually recessed under the principal roof and extended the length of the facade. The walls of the Monterey Style home were almost always constructed of brick, painted white. Brick work typically included a wainscot or skirt below the window sills laid in tapestry bond, while the upper walls were laid in Flemish row lock. Doors were offset toward the ell and almost all were paneled or battened.

Windows were steel casement discreetly located along the wall. A focal window was often included in the design with fixed side and top lights around a simple two leaf casement window. Influence of the modern movement is seen frequently in the use of corner window. Most windows were decorated with wood shutters. Ornamental shutter design was a common way of achieving the southwestern regional image that the style sought to achieve. Batten shutters with "Z" cross-bracing were common. Others often included a cutout design motif such as a saguaro cactus, cowboy hat or desert animal.

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Section 9: Bibliography

Ryden, Don W., AIA/Architects, Inc., *F. Q. Story Historic Survey Report*, 1987.

Woodward, Jim, *Encanto-Palmcroft Historic District National Register
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Section 10: UTM References (continued)

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
5)	<u>12</u>	<u>399360</u>	<u>3703280</u>
6)	<u>12</u>	<u>399030</u>	<u>3703240</u>
7)	<u>12</u>	<u>398450</u>	<u>3703160</u>
8)	<u>12</u>	<u>398655</u>	<u>3703220</u>
9)	<u>12</u>	<u>398700</u>	<u>3703160</u>
10)	<u>12</u>	<u>398700</u>	<u>3703040</u>
11)	<u>12</u>	<u>398570</u>	<u>3702930</u>
12)	<u>12</u>	<u>398510</u>	<u>3702880</u>
13)	<u>12</u>	<u>398400</u>	<u>3702880</u>
14)	<u>12</u>	<u>398330</u>	<u>3702940</u>
15)	<u>12</u>	<u>398315</u>	<u>3703100</u>

Verbal Boundary Description

There are four nominated areas in this amendment. Each is adjacent to the current historic district boundary. The first is delineated by a polygon whose vertices are marked by the UTM reference points 1, 2, 3, and 4 noted above. The second area is two city lots with UTM reference #5, also referenced as Lots 8 and 9 of Block 15 of the F. Q. Story Addition. The third area is a single lot with UTM reference #6, also referenced as Lot 4 of Block 31 of the F. Q. Story Addition. The fourth area is delineated by a polygon whose vertices are marked by the UTM reference points 7 through 15 noted above.

Boundary Justification

The extended boundary of the F. Q. Story Historic District encompasses the historic development of the neighborhood during the last years of the Great Depression to the beginning of World War II. The boundary coincides with the extant residential fabric of the neighborhood. Irregularities in the boundary are designed to exclude nonhistoric properties and properties lacking in integrity.

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PHOTOGRAPHS

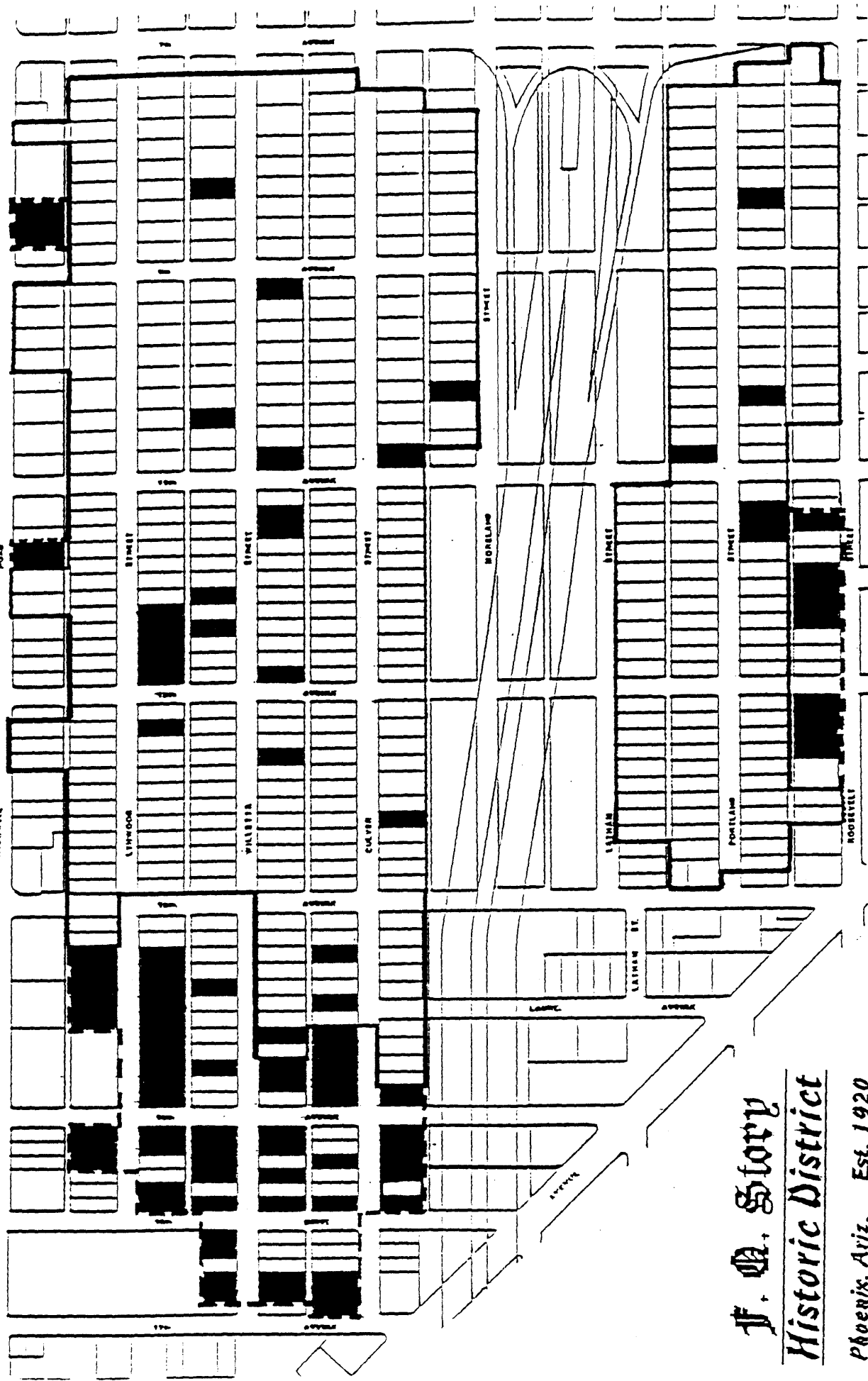
The following information applies to all the photographs included
with this amendment.

Name of Photographer: Robin Baldwin

Date of Photograph: 9/9/1992

Location of Original Negatives: Arizona SHPO

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 三、
 四、
 五、
 六、



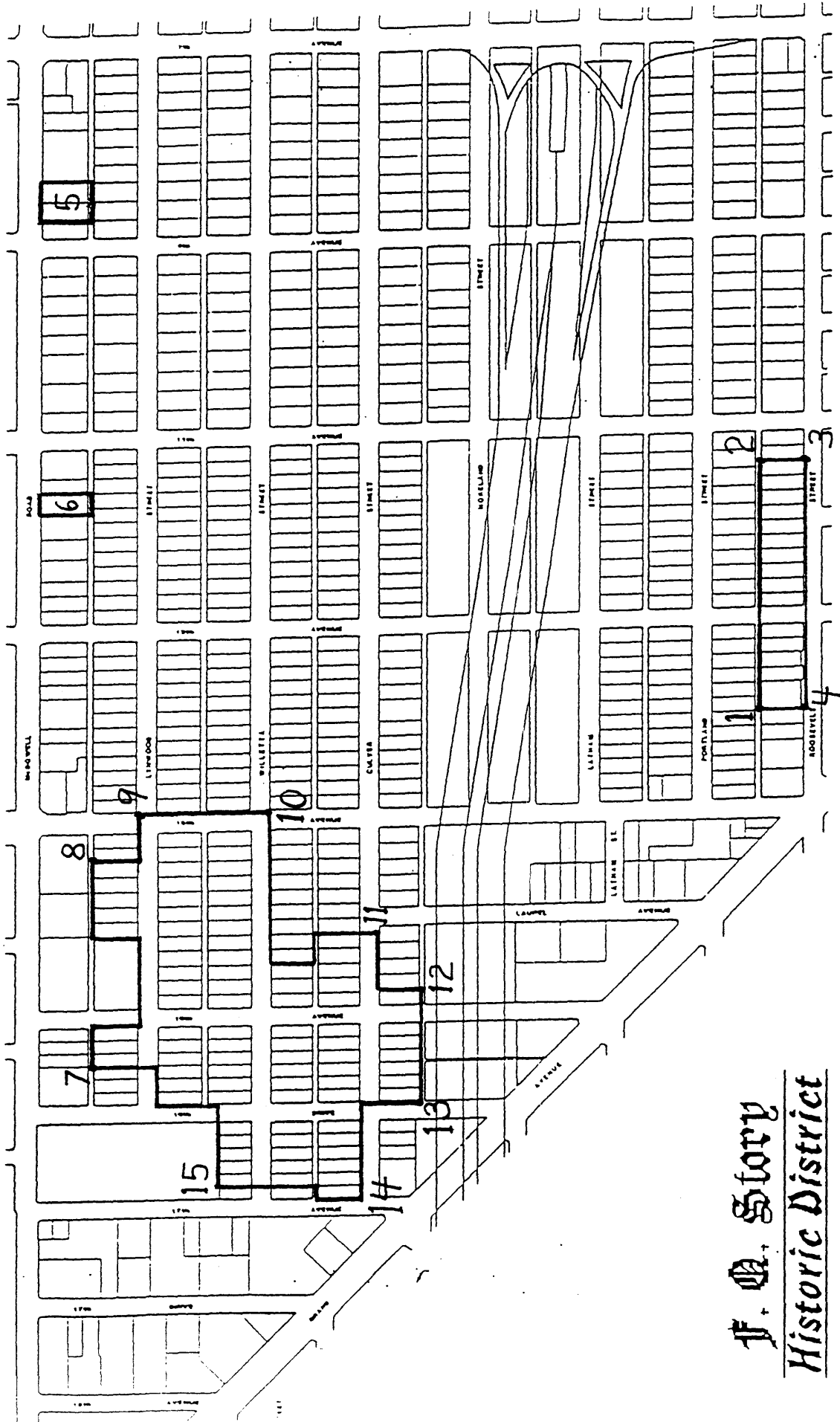
Phoenix, Ariz. Est. 1920

Photograph Guide



J. Q. Storp
Historic District
 Phoenix, Ariz. Est. 1920

UTM REFERENCE



J. Q. Story
Historic District

Phoenix, Ariz. Est. 1920

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Story, F. Q., Neighborhood Historic District (Boundary Increase)

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 8/06/08 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 9/19/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92001834

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT ☐ DATE

ABSTRACT/SUMMARY COMMENTS:

~~Additional Documentation Accepted~~

RECOM./CRITERIA *Accept*

REVIEWER *Edgar Beall*

DISCIPLINE *Historian*

TELEPHONE

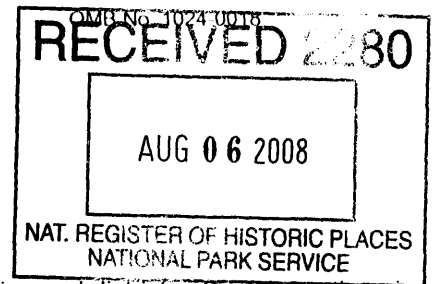
DATE *9.10.08*

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Correction to the F.Q. Story Historic District

other names/site number 1321 W. Willetta Street

2. Location

street & number _____ not for publication _____
city or town Phoenix vicinity _____
state Arizona code AZ county Maricopa code 013 zip code 85007

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (_____ See continuation sheet for additional comments.)

James W. Gorman ASHPD 18 JULY 2008
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

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Correction to the F.Q. Story Historic District, Phoenix, Arizona, listed on the National Register of Historic Places on March 24, 1988, and amended on April 27, 1993.

CONTRIBUTING PROPERTY

ADDRESS: SURVEY SITE #:

1321 W. Willetta Street 26-28-06

This property is currently classified as a noncontributor to the F.Q. Story Historic District based on the estimate of its construction date in the original survey of ca. 1949, which is outside the district's period of significance.

It has recently come to our attention that this estimate of the construction date is incorrect. Information provided by the Maricopa County Assessor's Office indicates that the property dates to 1936. Although this date may itself be an estimate, further research with the Phoenix City Directories indicates that the house was built and occupied at least by 1940. This places the house within the district's period of significance. Furthermore, a field visit by Arizona State Historic Preservation Office staff confirmed that the building retains a high degree of integrity.

The Arizona SHPO requests the Keeper to add the property listed above to the "contributor" list in the nomination, as it does, in fact, contribute to the historic fabric of the F.Q. Story Historic District.